



2 Over Tabley Hall Farm
Old Hall Lane | Over Tabley | Knutsford | Cheshire | WA16 0PW

2 OVER TABLEY HALL FARM



A truly exceptional three double-bedroom barn conversion, with original beams dating back to the 16th century, sympathetically restored to an exacting standard, offering an outstanding blend of historic charm, architectural character, and modern-day luxury.



This remarkable home showcases a wealth of original features, including magnificent exposed oak beams, soaring vaulted ceilings and handcrafted timber details that celebrate the building's rich agricultural heritage. Every element of the restoration has been carefully considered to preserve the integrity and character of the original structure whilst introducing the comforts and conveniences expected of contemporary living.

The accommodation is both spacious and versatile, with beautifully proportioned rooms flooded with natural light. The welcoming entrance leads into an impressive hallway which is where your eyes will meet the stunning spiral staircase.

Complemented by elegant interiors and a warm, inviting atmosphere. Designed for both everyday family life and entertaining, the living areas effortlessly combine period charm with modern functionality.

At the heart of the home, the large kitchen and living space provides the perfect setting for family gatherings and social occasions, offering generous proportions and an abundance of character. Large windows and thoughtfully positioned openings frame views of the surrounding setting while enhancing the sense of space throughout.

The property offers three generously sized double bedrooms, each enjoying its own individual character and outlook. The principal bedroom provides a peaceful retreat along with a beautiful en-suite bathroom. Whilst the additional bedrooms offer flexible accommodation for family members, guests, or those seeking dedicated home-working space.

Well-appointed bathrooms complement the accommodation, finished to a high standard and designed to reflect the property's timeless appeal.

Externally, the barn enjoys attractive surroundings and a wonderful sense of privacy, with outdoor spaces ideally suited to al fresco dining, entertaining, or simply enjoying the tranquillity of the Cheshire countryside. The setting offers the perfect balance of rural charm and accessibility.

Situated in one of Knutsford's most desirable locations, the property benefits from easy access to the town's boutique shops, restaurants, and amenities, as well as excellent schooling and transport links to Manchester, Chester, and beyond.

Rarely does a property of such historical significance, architectural beauty, and quality of restoration come to the market. This is a unique opportunity to acquire a distinctive home that seamlessly combines original character with the demands of modern living.





Property Highlights

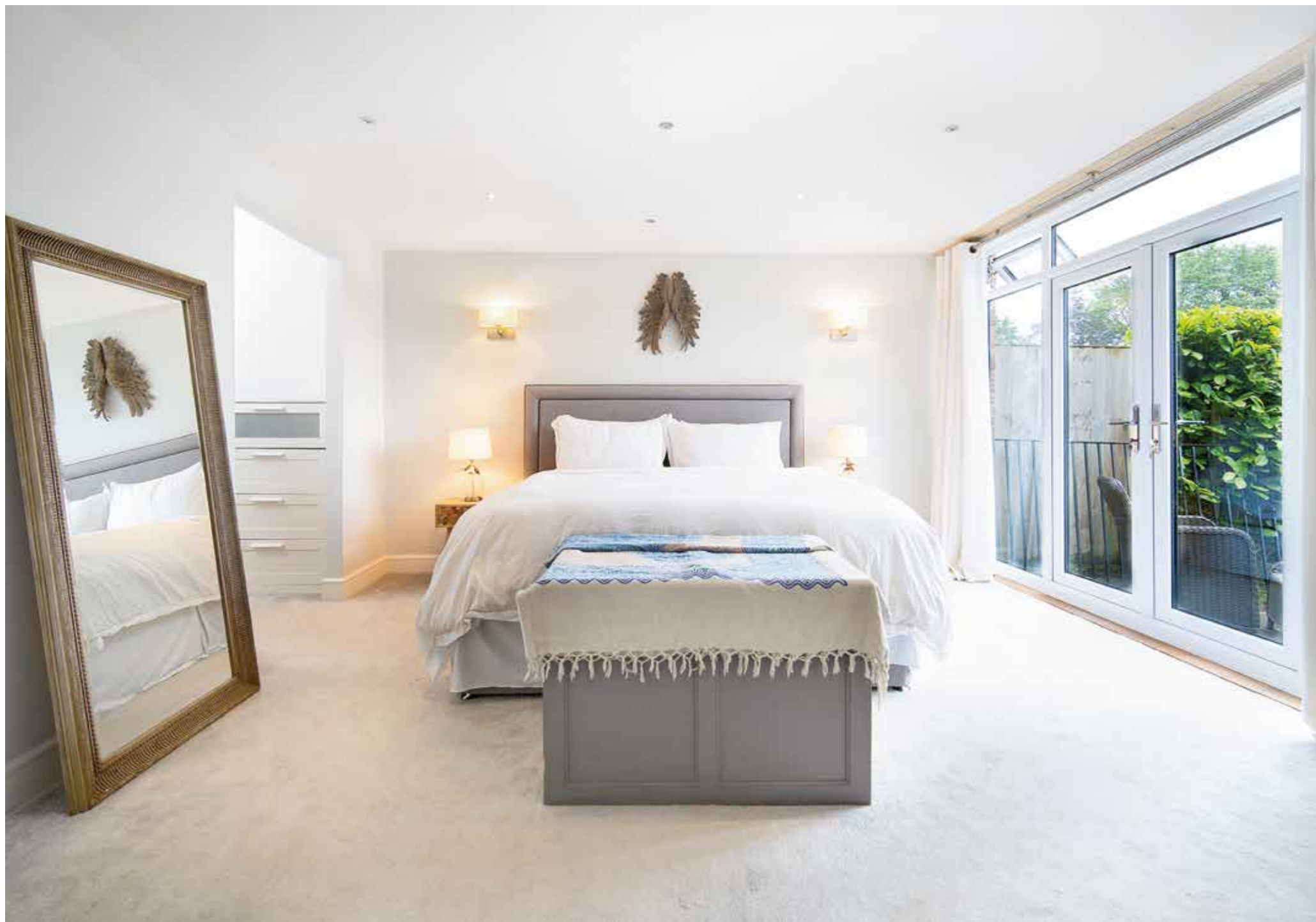
- Stunning three-bedroom barn conversion combining period charm with contemporary living
- Situated in a highly desirable semi-rural location on the outskirts of Knutsford
- Characterful features including exposed beams, vaulted ceilings and original architectural details
- Spacious open-plan living and dining area, ideal for modern family life and entertaining
- Stylish fitted kitchen with quality integrated appliances and ample storage
- Principal bedroom with en-suite facilities and fitted wardrobes
- Two further well-proportioned double bedrooms
- Beautifully presented throughout with a blend of rustic character and modern finishes
- Private landscaped garden offering a peaceful outdoor retreat
- Ample off-road parking for 2 vehicles







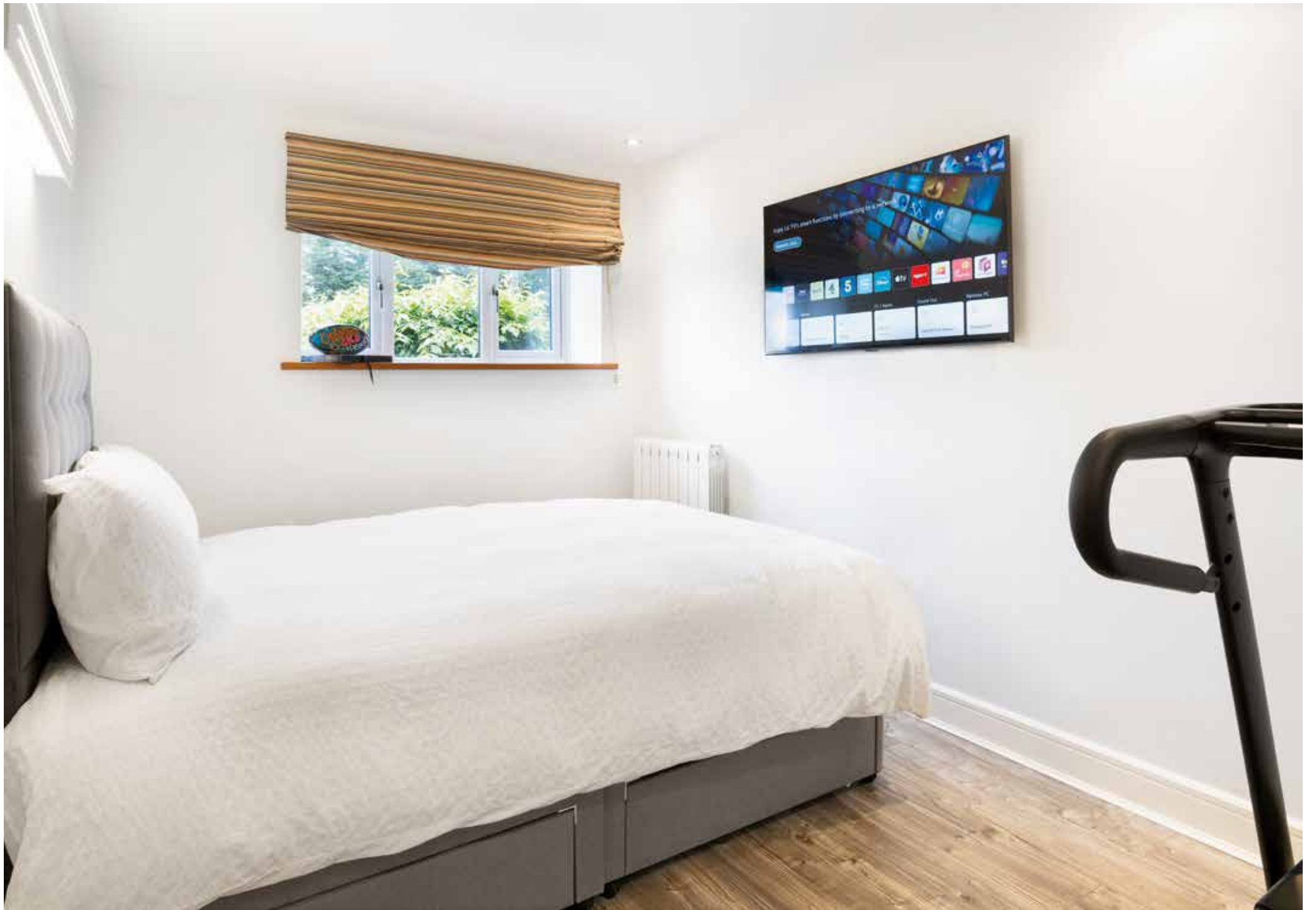


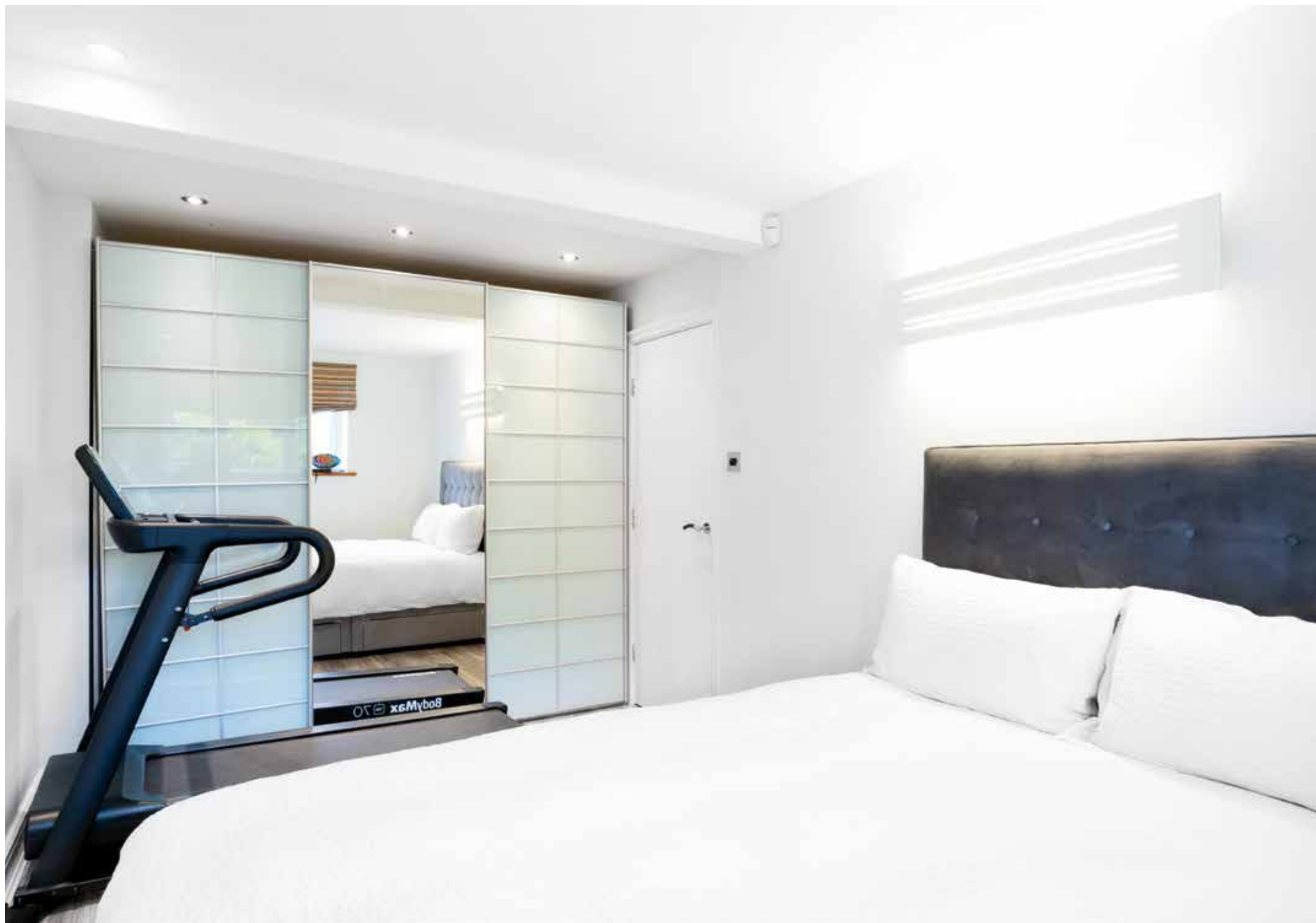


















LOCATION

Occupying a delightful countryside setting in one of Cheshire's most desirable locations, this exceptional barn conversion enjoys the perfect balance of rural tranquillity and modern convenience. Situated close to the affluent market town of Knutsford, the property is surrounded by rolling countryside, mature farmland and an extensive network of scenic footpaths and bridleways, creating an idyllic environment for those who appreciate outdoor living.

Knutsford is widely regarded as one of Cheshire's most prestigious towns, renowned for its charming historic centre, tree-lined streets and vibrant community atmosphere. The town offers an excellent range of boutique shops, independent cafés, award-winning restaurants, wine bars and traditional pubs, alongside a variety of supermarkets, healthcare facilities and everyday amenities.

The area is particularly well known for its exceptional leisure and recreational opportunities. Nearby attractions include the magnificent Tatton Park estate, with its historic mansion, landscaped gardens, deer park and year-round programme of events. A number of highly regarded golf courses, health clubs and country pursuits are also within easy reach, whilst the surrounding Cheshire countryside provides endless opportunities for walking, cycling and equestrian activities.

For families, the area benefits from access to a selection of highly regarded state and independent schools, further enhancing its appeal. Excellent transport links ensure convenient access to the wider North West, with the M6, M56 and A556 all readily accessible. Knutsford railway station provides regular services to Manchester, Chester and Stockport, while Manchester Airport is within comfortable driving distance, offering national and international connections.

Combining the charm and character of rural Cheshire with outstanding accessibility, this highly sought-after location offers a rare opportunity to enjoy a peaceful countryside lifestyle whilst remaining within easy reach of major commercial centres and transport networks. The result is a setting that is both private and picturesque, yet exceptionally well connected, making it an ideal location.





Services, Utilities & Property Information

Tenure – Leasehold with a Share of Freehold

EPC Rating – E

Council Tax Band – F

Local Authority – Cheshire East Council

Property Construction – Standard – brick and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Septic tank

Heating – LPG (Liquid Petroleum Gas)

Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Driveway parking for 2 cars

Special Notes – The property is leasehold with a 125-year lease from 1st January 2016, and ownership includes a share in Over Tabley Hall Farm Limited, the management company that owns and manages the freehold of the development. The property forms part of the Over Tabley Hall Farm development and is subject to rights and obligations relating to communal areas and shared services. There is an approximate annual management fee of £948 for the maintenance and management of these facilities. The property is connected to a shared private drainage system (septic tank), with maintenance and emptying costs included within the annual management fee. The mines and minerals beneath the land have been excluded from the title. Please contact the agent for more information.
Total Internal Floor Area – 1806 sq ft

Directions

Postcode: WA16 0PW

Viewing Arrangements

Strictly via the vendors sole agent, Veronica Jackson, on 07538 811 881.

Website

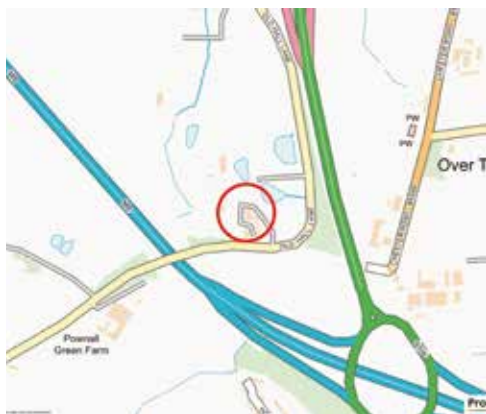
For more information visit <https://www.fineandcountry.co.uk/wilmslow-prestbury-and-alderley-edge-estate-agents>

Opening Hours

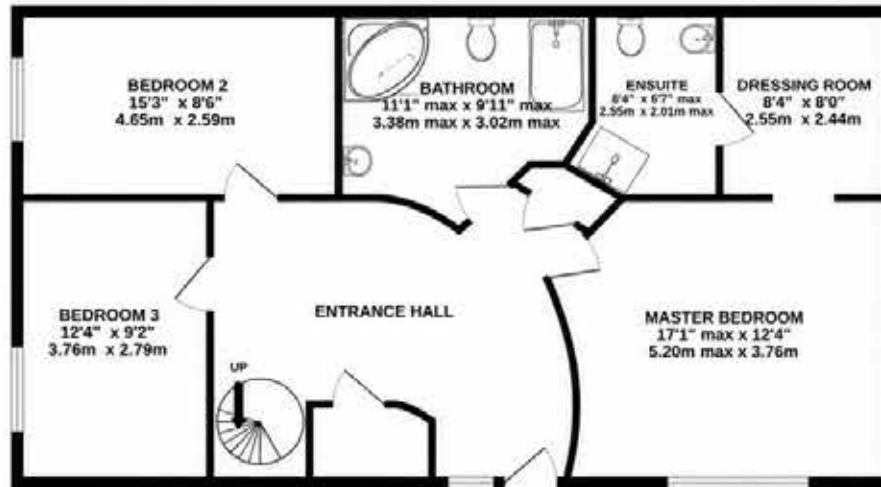
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

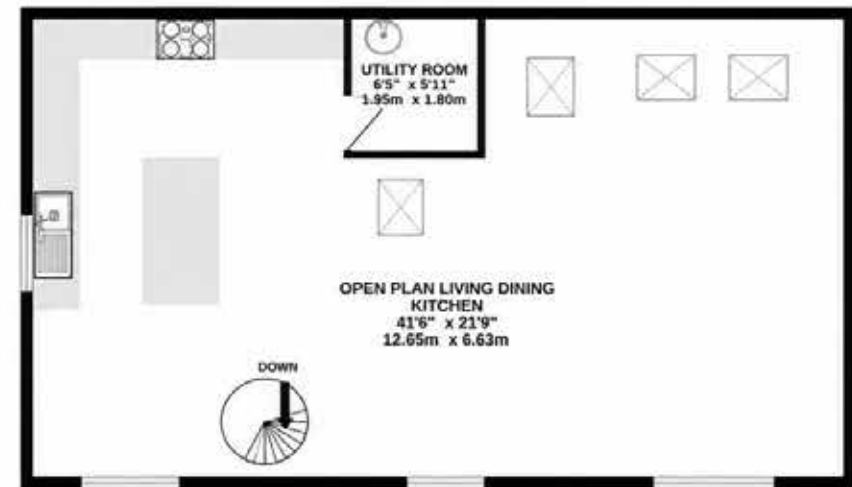
Sunday - By appointment only



GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



VERONICA JACKSON
PARTNER AGENT

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I am a high-end property specialist, known for delivering exceptional results in the upper quartile market. With a genuine appreciation for luxury lifestyles and architectural excellence, I have the privilege of representing some of the most exclusive homes, always providing a discreet, concierge-level service to every client.

In partnership with Fine & Country, I combine strategic marketing, a global network, and strong negotiation expertise to ensure every sale is handled seamlessly and to the highest standard. I take great pride in guiding both buyers and sellers through what is often one of life's most significant decisions, making the experience as smooth and rewarding as possible.

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I look forward to being part of your property journey!

THE FINE & COUNTRY
FOUNDATION

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